

Horace R. Cadwallader  
PO Box 641  
Bonifay, FL 32425  
03/04/2026

City of Bonifay  
Attn: City Council  
201 N Waukesha Street  
Bonifay, FL 32425

Dear Council Members,

My name is Horace R. Cadwallader, and I own the property located at 407 N Cotton Street Bonifay, FL 32425 here in Bonifay. I am writing to ask for your help with a small portion of the old road that was vacated by the City that runs in front of my house.

From what I understand, the City previously handled a similar situation for my neighbor to the north through Ordinance No. 232, where the vacated road area was deeded to the adjoining property owner. I am hoping the City may consider doing the same for the portion of the vacated road that lies directly in front of my property.

Having this portion deeded would allow me to have clear title to my property and avoid any confusion about ownership of that strip of land in the future.

To help with this request, I am including a new survey that contains the legal description for the portion of the vacated road currently owned by the City in front of my property. I have also included a copy of the prior ordinance and deed that were used for my north neighbor when the City handled a similar situation for them, so you can see the example of how it was done previously.

If possible, I would respectfully ask that the City Council consider placing this matter on the agenda and voting on it at an upcoming meeting so that the property lines can be made clear and properly documented.

I appreciate your time and consideration and would be grateful for any help the City can provide.

Sincerely,

Horace R. Cadwallader  
(850) 695-6250



## IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is **NOT TO BE USED AS AN OFFICIAL RECORD OR FOR FINANCING PURPOSES, INSURANCE PURPOSES, PROPERTY OWNERSHIP (Deeds are the official record of title), ELIGIBILITY FOR ANY PROGRAM, AND/OR ADDRESS VERIFICATION.** If you need address verification, please contact the 911 Coordinator at (850)-547-1112.

**\*An Actual Year of 1950 is not a true representation of the Actual Year built. This is a "default" setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

**Maps have been compiled from the most authentic information available and are to be used for assessment purposes only. Holmes County Property Appraiser's Office assumes NO responsibility for the errors and/or omission contained herein.**

### THIS MAP IS NOT A SURVEY

#### Parcel Summary

Parcel ID	0936.01-002-005-003.000
Location Address	407 COTTON ST BONIFAY
Brief Tax Description*	S1/2 OF LOTS 1 & 2 BLK 5 OR 114/449 WD-OR 303/489 LIFE/EST WD-OR473/686 WD-OR489/343 CT-OR508/151 WD-OR534/793 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	SINGLE FAMILY (0100)
Sec/Twp/Rng	36-05-15
Tax District	2-BONIFAY
Millage Rate	18.15
Acreage	0.16
Homestead	Y

[View Map](#)

#### Owner Information

Primary Owner  
CADWALLADER HORACE R  
P O BOX 641  
BONIFAY, FL 32425

## Map



## Land Information

Code	Land Use	Units	Unit Type	Frontage	Depth
001	000100 - RES LOT PLATTED	100	FF	100	70

## Buildings

Building	1
Type	SINGLE FAM
Total Area	1,263
Heated Area	887
Exterior Walls	BRICK/WOOD
Roof Cover	ENAM METAL
Interior Walls	PLYWD PANL
Frame Type	1-2 STY WD
Floor Cover	CARPET & U; VINYL TILE
Heat	
Air Conditioning	
Bathrooms	1.5
Bedrooms	0
Stories	1
Actual Year Built	1990
Effective Year Built	1990

## Extra Features

Code	Description	Number of Items	Length x Width x Depth	Units
DU1L	DET UTIL WD HM W/FL		0 x 0 x	160
MI14	CONC PAVEMENT		0 x 0 x	720

## Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Instrument Number	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	7/29/2015	\$45,000	CT	<a href="#">0534/0793</a>		Qualified	QUAL/DEED EXAMINATION	Improved	SALLEE LORRY & LYNN	CADWALLADER HORACE R
N	8/28/2013	\$100	CT	<a href="#">0508/0151</a>		Unqualified	UNQUAL/CORRECTIVE/QCD,TD	Improved	TURBEVILLE WALTER F & MELISSA	SALLEE LORRY & LYNN
N	4/27/2012	\$49,900	WD	<a href="#">0489/0343</a>		Qualified	QUAL/DEED EXAMINATION	Improved	SALLEE LORRY & LYNN	TURBEVILLE WALTER F & MELISSA
N	2/24/2011	\$50,000	WD	<a href="#">0473/0686</a>		Qualified	QUAL/CREDIBLE,VERIF/DOC/EVIDEN	Improved	SMITH HAYWOOD & CHARLES	SALLEE LORRY & LYNN
N	2/12/2001	\$100	WD	<a href="#">0303/0489</a>		Qualified	QUAL/DEED EXAMINATION	Improved	SMITH MYRTICE	SMITH HAYWOOD & CHARLES
N	5/1/1982	\$100	N/A	<a href="#">0114/0449</a>		Qualified	QUAL/DEED EXAMINATION	Improved		
N	1/2/1920	\$35,032	N/A	<a href="#">0000/0000</a>		Unqualified	N/A	Improved	2001 CONVERTED JUST VALUE	
N	1/1/1920	\$32,351	N/A	<a href="#">0000/0000</a>		Unqualified	N/A	Improved	2001 CONVERTED ASSESSED VALUE	

## Valuation

	2026 Working Values	2025 Certified Values	2024 Certified Values	2023 Certified Values	2022 Certified Values
Building Value	\$59,386	\$59,386	\$47,950	\$45,335	\$42,694
Extra Features Value	\$892	\$892	\$892	\$892	\$892
Land Value	\$3,880	\$3,880	\$3,106	\$2,485	\$2,485
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$3,880	\$3,106	\$0	\$0
Just (Market) Value	\$64,158	\$68,038	\$55,054	\$48,712	\$46,071
Assessed Value	\$48,794	\$47,511	\$46,172	\$44,827	\$43,521
Exempt Value	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Taxable Value	\$23,794	\$22,511	\$21,172	\$19,827	\$18,521
Maximum Save Our Homes Portability	\$15,364	\$16,647	\$5,776	\$3,885	\$2,550

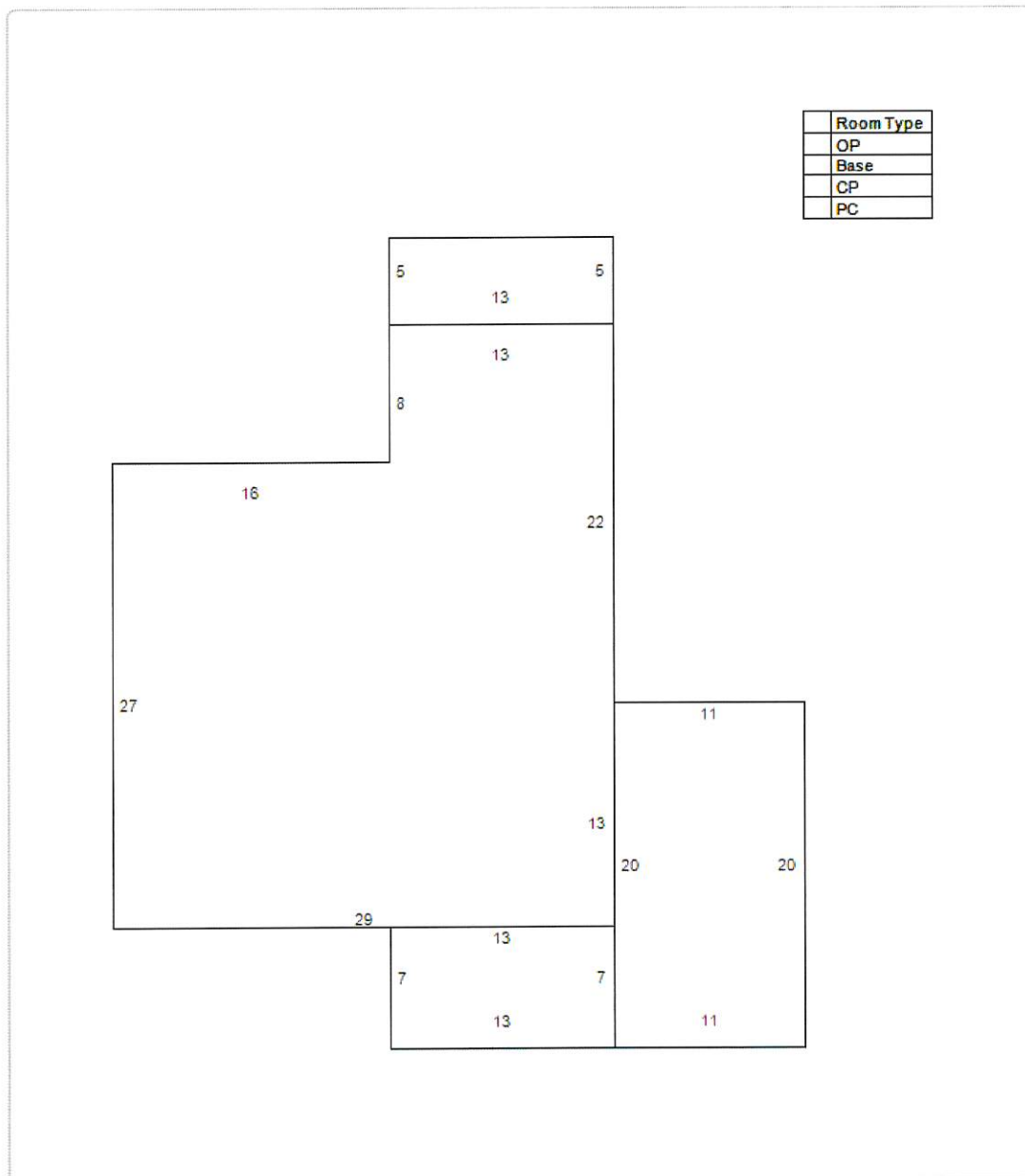
## 2026 Card View

[2026 Property Record Card \(PDF\)](#)

## 2025 Card View

[2025 Property Record Card \(PDF\)](#)

## Sketches



No data available for the following modules: Photos.

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 **SCHNEIDER**  
GEO SPATIAL



# Holmes County, FL



### Overview



### Legend

- Parcels
- Roads
- City Labels

<b>Parcel ID</b>	0936.01-002-005-003.000	<b>Alternate ID</b>	936.1-2-5-3	<b>Owner Address</b>	CADWALLADER HORACE R
<b>Sec/Twp/Rng</b>	36-05-15	<b>Class</b>	SINGLE FAMILY		P O BOX 641
<b>Property Address</b>	407 COTTON ST BONIFAY	<b>Acreage</b>	0.16		BONIFAY, FL 32425
<b>District</b>	2				
<b>Brief Tax Description</b>	S1/2 OF LOTS 1 & 2 BLK 5 OR <i>(Note: Not to be used on legal documents)</i>				

Date created: 3/9/2026  
Last Data Uploaded: 3/9/2026 4:32:32 AM

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GEO SPATIAL

*2/3/2011*  
*1/20/11*

ORDINANCE NO. 232

AN ORDINANCE PROVIDING FOR THE VACATION OF A STREET  
WITHIN THE BOUNDARIES OF THE CITY OF BONIFAY, FLORIDA  
A MUNICIPAL CORPORATION, DESCRIBED AS:

Commence at the NE Corner of Lot 1, Block 5,  
according to Miller's Addition in Section 36,  
T5N, R15W as recorded in Plat Book 1, Page  
22 in the Office of the Clerk of the Circuit  
Court, Holmes County, Florida, also being on  
the South R/W line of Kansas Ave; thence  
S00°44'56"E along the East line of said Lot 1,  
50.0 feet to the POB; thence S88°38'14"E 54.58  
feet to the existing West R/W line of Cotton  
Street; thence S00°55'43"W 50.0 feet along said  
R/W line; thence N88°38'14"W 54.42 feet to East  
line of said Lot 1; thence N00°44'56"E along said  
East lot line 50.0 ft to POB & lying in S36, EC, FL.

AND ALLOWING A PORTION OF THE CLOSED STREET TO REVERT  
TO THE ADJACENT PROPERTY OWNERS

SECTION 1

PREAMBLE AND ENACTMENT CLAUSE

For the purpose of vacating a street the City Council  
of the City of Bonifay, Florida does hereby adopt, ordain and  
enact into law the provisions of this ordinance.

SECTION 11

SHORT TITLE

This ordinance shall be known and may be cited as the  
"Vacation Ordinance \_\_\_\_ of the City of Bonifay, Florida."

SECTION 111

APPLICATION OF REGULATIONS

Upon the effective date of this ordinance, the street  
more specifically described below, in the City of Bonifay,  
Florida shall be vacated by the City Council of Bonifay,  
Florida and shall thereafter be closed. The street to be closed  
is more particularly described as follows:

Commence at the NE Corner of Lot 1, Block 5,  
according to Miller's Addition in Section 36,  
T5N, R15W as recorded in Plat Book 1, Page  
22 in the Office of the Clerk of the Circuit  
Court, Holmes County, Florida, also being on  
the South R/W line of Kansas Ave; thence  
S00°44'56"E along the East line of said Lot 1,  
50.0 feet to the POB; thence S88°38'14"E 54.58  
feet to the existing West R/W line of Cotton  
Street; thence S00°55'43"W 50.0 feet along said  
R/W line; thence N88°38'14"W 54.42 feet to East  
line of said Lot 1; thence N00°44'56"E along said  
East lot line 50.0 feet to POB and lying in S36,  
Holmes County, Florida.

SECTION IV  
GENERAL PROVISIONS

After the aforementioned street has been closed, the real property on which it was located shall revert to the adjacent property owner, MONETTE PAYNE. It is expressly provided however, that upon non-use of this street by the said adjacent owner that portion shall revert back to the City of Bonifay.

SECTION V  
ADMINISTRATION


All ordinances in conflict herewith are repealed.

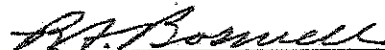
SECTION VI  
DATE OF EFFECTIVENESS

This Ordinance shall take effect immediately upon its passage and signing.

PASSED in regular session of the City Council of the City of Bonifay, Florida on this 13<sup>th</sup> day of Oct., 1986.

CITY OF BONIFAY

By:   
Mayor  
President of City Council

By:   
City Clerk

26-074

This Quit-Claim Deed, Executed this 27th day of OCTOBER, A. D. 19 86, by

CITY OF BONIFAY, a Florida Municipality

first party, to

MONETTE PAYNE

whose postoffice address is 409 North Cotton Street Bonifay, Fl 32425

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00

in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of HOLMES State of FLORIDA, to-wit:

Commence at the NE Corner of Lot 1, Block 5, according to Miller's Addition in Section 36, T5N, R15W as recorded in Plat Book 1, Page 22 in the Office of the Clerk of the Circuit Court, Holmes County, Florida, also being on the South R/W line of Kansas Ave; thence S00°44'56"E along the East line of said Lot 1, 50.0 feet; to the Point of Beginning thence S88°38'14"E 54.58 feet to the existing West R/W line of Cotton Street thence S00°55'43"W 50.0 feet along said R/W line; thence N88°38'14"W 54.42 feet to East line of said Lot 1; thence N00°44'56"E along said East lot line 50.0 feet to the POB and lying in said Section 36, Holmes County, Florida.

Upon non use by the Grantee this property shall revert back to the City of Bonifay.

This Quit-Claim Deed is made pursuant to an Ordinance adopted on October 22nd, 1986 by the City Council of Bonifay, Fl

RECEIVED THIS 17th DAY OF Nov 19 86 \$ 150 IN PAYMENT OF DOCUMENTARY STAMPS AND \$ 8 INTANGIBLE TAX CODY TAYLOR CLERK OF COURT HOLMES COUNTY FLORIDA BY Wendy L Smith D.C.

13060 HOLMES COUNTY, FLORIDA Filed for Record Nov. 17 1986 at 1:25 O'clock P.M. and duly recorded in Book 152 Page 656 CODY TAYLOR, Clerk Circuit Court Wendy L Smith D.C.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]

CITY OF BONIFAY, a Florida Municipality L.S.

[Signature]

By: Roger H. Banks L.S.

STATE OF FLORIDA, COUNTY OF HOLMES

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Roger H. Banks

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this

October 27th day of A. D. 19 86.

NOTARY PUBLIC STATE OF FLORIDA BY COMMISSION EXPIRES SEPT. 29, 1989 BONDED THRU GENERAL INS. UND.

This instrument prepared by:

This Instrument prepared by:

OWEN N. POWELL ATTORNEY-AT-LAW

Address

P. O. BOX 709 BONIFAY, FLA. 32425